



SOUTH STEVENS LAND EXCHANGE

Proposed Land Exchange Between Washington State Department of Natural Resources (DNR) and the Clearwater Group, L.L.C.

OBJECTIVE

Through this facilitated exchange, DNR will reposition land assets across Washington to consolidate ownership of trust lands and diversify the portfolio for trust beneficiaries in order to provide long-term trust revenue that helps build public schools, universities and other public institutions and to increase land management efficiencies.

BENEFITS

- Diversification of the trusts into non-forest investments, such as agriculture, will enhance trust revenue and help level revenue fluctuations over time.
- Helps to reposition and consolidate Eastern Washington trust forestlands into more manageable and desirable locations, increasing productivity and operational efficiency.
- Reduces private in-holdings and uses incompatible with commercial timber management.
- Improves landscape timber management planning.
- Each trust acquires property that better meets its management objectives than those disposed of.
- Recreational opportunities may be increased.
- Protection of critical habitat is improved.
- Consolidates shrub steppe lands.

EXCHANGE SPECIFICS

Clearwater to DNR 17,906± acres DNR to Clearwater 17,327± acres

Private exchange lands involves eight counties: Asotin, Chelan, Franklin, Lincoln, Okanogan, Stevens, Walla Walla, Whitman.

State lands are located within eleven counties as follows: Chelan, Douglas, Ferry, Grant, Kittitas, Lincoln, Okanogan, Pend Oreille, Stevens, Whitman, Yakima.

Exchange involves five trusts: Common School, Agricultural School, Charitable, Capitol Building and Scientific School.

Clearwater lands to DNR

- These lands are broadly characterized as follows:
 - 9,529 acres non-irrigated agricultural land
 - 4,170 acres irrigated agricultural land
 - 3,347 acres forest land
 - 860 acres shrub steppe
- The forestland acres are predominantly intermingled parcels of private ownership within state DNR managed trust ownership blocks.

- Some of the shrub steppe acres are adjacent to the Upper Dry Gulch Natural Area Preserve.
 - The Whited's milk-vetch, a state endangered plant, is known to occur only within a narrow band extending for three miles between Colockum Creek and the Upper Dry Gulch NAP.
 - DNR's intent is to expand the boundary of the Upper Dry Gulch NAP in the future.
 - The ultimate goal is to place a majority of the plant occurrence within a land designation that prioritizes its conservation and consolidates state ownership.

DNR lands to Clearwater

- Candidate trust lands are broadly characterized as follows:
 - 8,683 acres shrub steppe
 - 4,732 acres rural residential land
 - 1,912 acres forestland
 - 1,800 acres agricultural land
 - 160 acres of urban transition lands
 - 40 acres zoned recreational land
- Candidate trust lands are scattered sections and partial sections that are non-contiguous to other DNR managed state trust lands.

Habitat Conservation Plan

- State properties have the following HCP role (approximate acreage):
 - 17,167 acres are not included in the Habitat Conservation Plan.
 - 160 acres are classed as Dispersal Habitat for Northern Spotted Owl.

EXCHANGE BALANCE

- The final exchange of property will be balanced for equal market value between the state trusts (DNR) and Clearwater.
- Values are to be determined by an independent market appraisal.
- Not all lands being appraised will necessarily be included in the exchange.
- Each of the five trusts will be repositioned to land of equal market value.

WHAT'S NEXT

- Information meetings begin in November and public hearings may occur in early 2007.
- Website will be updated as changes occur.
- Third party appraisal contract will be awarded.
- Review of appraisals and value balancing will follow.
- Parties agree on lands to be exchanged.
- Final agreement is presented to the Board of Natural Resources for decision.

CONTACT

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Additional information is available on our website: www.dnr.wa.gov